048.0	0006	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,150,900 / 1,150,900
					USE VALUE:	1,150,900 / 1,150,900
					ASSESSED:	1,150,900 / 1,150,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64	-66	MAYNARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAHER PETER S/ETAL
Owner 2:	MAHER NELLIE NORA
Owner 3:	
Street 1:	64-66 MAYNARD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,221 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 3372 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6221.000	665,600		485,300	1,150,900
Total Card	0.143	665,600		485,300	1,150,900
Total Parcel	0.143	665,600		485,300	1,150,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.36 | /Parcel: 341.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	34439
GIS Ref	
GIS Ref	
Insp Date	11/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	665,800	0	6,221.	485,300	1,151,100	1,151,100	Year End Roll	12/18/2019
2019	104	FV	480,100	0	6,221.	515,600	995,700	995,700	Year End Roll	1/3/2019
2018	104	FV	480,100	0	6,221.	376,100	856,200	856,200	Year End Roll	12/20/2017
2017	104	FV	450,900	0	6,221.	327,600	778,500	778,500	Year End Roll	1/3/2017
2016	104	FV	450,900	0	6,221.	279,000	729,900	729,900	Year End	1/4/2016
2015	104	FV	402,900	0	6,221.	273,000	675,900	675,900	Year End Roll	12/11/2014
2014	104	FV	402,900	0	6,221.	224,500	627,400	627,400	Year End Roll	12/16/2013
2013	104	FV	418,800	0	6,221.	213,500	632,300	632,300		12/13/2012

!4103!

PRINT

Date	Time
12/10/20	19:10:53

LAST REV

Date	Time
04/09/19	15:37:52
apro	
4103	

USER DEFINED

Prior Id # 1:	34439
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALLOWAY ROBERT	26633-193		8/30/1996		248,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2017	654	Heat App	6,000	C				
4/20/2011	305	Redo Kit	10,000					REDO 1 KIT/1BATH/B
8/6/2001	533	Alterati	8,000	O				FINISH WORK IN DOR
6/7/2001	389	Dormers	50,000	O				DORMER FOR BATH AN

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/14/2009	Measured	197	PATRIOT
5/3/2002	Permit Visit	PM	Peter M
4/20/2000	Inspected	276	PATRIOT
3/8/2000	Measured	197	PATRIOT
8/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6221		Sq. Ft.	Site		0	80.	0.98	1									485,303						485,300	

Total AC/HA: 0.14281 | Total SF/SM: 6221 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 485,303 | Spl Credit | Total: 485,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96143401
Const Adj.:	0.97903168
Adj $ / SQ:	160.017
Other Features:	146250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	746202
Depreciation:	80590
Depreciated Total:	665612

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	7	4	
Totals			
2	13	6	

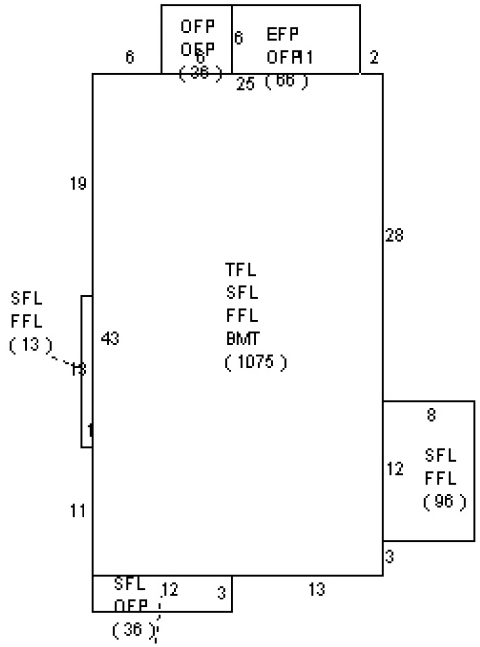
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	160.02
Special Features:	0	Val/Su Net:	142.01
Final Total:	665600	Val/Su SzAd	197.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,220	160.020	195,220
FFL	First Floor	1,184	160.020	189,460
BMT	Basement	1,075	48.000	51,605
TFL	Third Floor	968	160.020	154,816
OFP	Open Porch	174	25.440	4,426
EFP	Enclos Porch	66	67.040	4,425

Net Sketched Area:	4,687	Total:	599,952
Size Ad	3371.5	Gross Are	4794	FinArea	3372
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

048.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	5X6	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	